When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-13215-RL-bs

Karen Johnson Davidson County
Batch# 707100 DEEDWARR
08/30/2021 02:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20210830-0116726

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Batch# 707100 DEEDWARR
08/30/2021 02:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20210830-0116726

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$355,000.00.**

Affiant

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 26th day of August, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Capps Tara Solomon Capps 128 Summit Run Place Hermitage, TN 37076	Mark Capps Tara Solomon Capps 128 Summit Run Place Hermitage, TN 37076	086 03 0A 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Holly Tong-Cokkinias, a married woman and Richard Tong and Carol Tong, a married couple, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Mark Capps and Tara Solomon Capps, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Summit Run, Phase One, of record in Book 9700, Page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Holly Tong, an unmarried woman, Richard Tong and Carol Tong, husband and wife, by Warranty Deed from Charles E. Waters, Jr. and wife, Deonesha Waters of record in Instrument No. 20140603-0047812, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 3, 2014.

Holly Tong and Holly Tong-Cokkinias are one and the same person.

Kyle Cokkinias joins in the transfer of property as the spouse of Holly Tong-Cokkinias.

This Instrument executed on behalf of Richard Tong ("Principal") by Holly Tong-Cokkinias pursuant to the Power of Attorney of record in Instrument Number _____202108300116725_____, **Register's Office for Davidson County,**

Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This Instrument executed on behalf of Carol Tong ("Principal") by Holly Tong-Cokkinias pursuant to the Power of Attorney of record in Instrument Number 202108300116724, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: 128 Summit Run Place, Hermitage, TN 37076.

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2021.

GRANTORS:

Holly Tong-Cokkinias

Kyle Cokkinias

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Holly Tong-Cokkinias and Kyle Cokkinias, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of August, 2021.

LAUREN RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

GRANTORS:

Richard Tong by Holly Tong-Cokkanias, his Attorney-In-Fact

Richard Tong by Holly Tong-Cokkanias, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Holly Tong-Cokkinias, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Richard Tong and that she is authorized by Richard Tong to execute this instrument on his behalf.

WITNESS my hand and seal at office this 25th day of August, 2021.

ANDREW WILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

Carol Tong by Holly Tong-Cokkanias, Attorney-in-fact

Carol Tong by Holly Tong-Cokkanias, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Holly Tong-Cokkinias, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Carol Tong and that she is authorized by Carol Tong to execute this instrument on his behalf.

WITNESS my hand and seal at office this 25th day of August, 2021.

ANDREW WILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

EXHIBIT "A"
TO WARRANTY DEED
From: Holly Tong-Cokkinias, Richard Tong, and Carol Tong
To: Mark Capps and Tara Solomon Capps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 25th day of August, 2021.

Notary Public
My Commission Expires: NOV 0 8 2023

ANDREW WILD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202108300116726

WD

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 25th 2021.

Kathy Smith
Affiant Signature

8/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 27, 2021

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY